

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
June 17, 2019
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. May 20, 2019

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. TA-15-19 Section 8.4.8.F, General Airport (GA) District**
- 3. Case 19-19 1683 O'Neal Lane (Deferred from April 15 for 60 days by the Planning Commission)** To rezone from Rural to Commercial Warehousing Three (CW3) on property located on the east side of O'Neal Lane, to the north of Interstate 12, on Tract HB-1 of Robert B. Aldrich Property. Section 10, T7S, R2E, GLD, EBRP, LA. (Council District 9 – Hudson) [Application](#)

4. **Case 37-19 3025 Perkins Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on the property located on the east side of Perkins Road, to the south of Interstate Highway 10, on a portion of Lot 18, Block 25 of Hundred Oaks Park Subdivision. Section 94, T7S R1E GLD, EBRP, LA (Council District 12 – Freiberg) [Application](#)
5. **Case 38-19 15500 Florida Boulevard** To rezone from Rural to Heavy Commercial (HC1) on the property located on the south side of Florida Boulevard, west of Gloria Drive, on Lot 2-A-1-A of River Oaks Subdivision. Section 73, T7S R2E GLD, EBRP, LA (Council District 4 – Wilson) [Application](#)
6. **Case 39-19 2110 71st Avenue, 2100-2300 UND 70th Avenue** To rezone from Light Industrial (M-1) to Single Family Residential (A2) on the property located on the north side of 70th Avenue, and south side of 71st Avenue, to the east of Goode Street, on Lots 1, 2, 3, 46, 47 and 48, all of Block 31, Bank Addition Subdivision. Section 37, T6S R1W, GLD, EBRP, LA (Council District 10 - Wicker) [Application](#)
7. **Case 40-19 10404 Culotta Avenue** To rezone from Heavy Commercial (C2) to Rural on the property located on the south side of Culotta Avenue, east of Sam Drive, on Lot 19 of Commercial Plaza Subdivision. Section 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Colin-Lewis) [Application](#)
8. **Case 41-19 5407 Cadillac Street** To rezone from Single Family Residential (A2) to Neighborhood Commercial on the property located on the northeast quadrant of the intersection of Cadillac Street and Apperson Street to the south of Sterns Street, on Lots 1 and 2, Block 40 of Fortune Addition. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 5 - Green) [Application](#)
9. **Case 42-19 1509 Government Street** To rezone from Light Commercial (LC3) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on the property located on the north side of Government Street, to the west of South 17th Street, on Lot GSU-1 being a portion of Magnesiaville Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker) [Application](#)
10. **TND-1-07 Phases 1-10, Rouzan CP Revision 7 (Deferred from May 20 by the Planning Director)** A revision to the land use from Neighborhood Edge to Neighborhood Center and the increased of low density residential units and decrease medium density residential units on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 11. TND-1-07 Phase 5, Filing 2, Lot 204-A, Rouzan Final Development Plan Revision 5**
Proposed illuminated signs on two existing silos on Lot 204-A on property located south of Perkins Road, west of Woodchase Boulevard, on a portion of the Rem. of Lot RZ-2 of the Ralph Ford Property, and Lots 74-278, Tract E, and Tract OS of the Rouzan Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
- 12. PUD-4-12 Marketplace at the Greens at Millerville, Final Development Plan** Proposed 8 new lots, one with 3 commercial buildings, on property located west of Millerville Road and north of Interstate 12, on a portion of Parcel 2 of The Greens at Millerville Tract property. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
- 13. S-6-19 Waters Edge at Lexington Estates** Proposed major low density single family residential subdivision to the east of Brook Point Drive, south of Lexington Lakes Avenue, on a portion of Tract 1-A-1-A-1-B-1-A-1, and Tracts 1-A-1-A-1-B-1-A-2 and 1-A-1-A-1-B-1-B of the Lexington Estates Subdivision (Council District 3-Loupe) [Application](#)
- 14. S-7-19 Magnolia Crossing** Proposed major low density single family residential subdivision to the east of Staring Lane, south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Property. (Council District 12-Freiberg) [Application](#)
- 15. SP-3-19 Life Storage (5121 Essen Lane)** Proposed self-storage facility expansion to the east of Essen Lane, south of Summa Avenue, on Lot 3-A of the Silverside Plantation Subdivision. (Council District 11-Watson) [Application](#)
- 16. MP-1-19 Loe's Mobile Home Park (4250 Blount Road)** Proposed manufactured home park, to the south side of Blount Road, west of Divincinti Drive, on a portion of Lot 5 of Liberty Farms Subdivision. (Council District 2-Banks)
- 17. CUP-3-19 Sugarberry Reception Hall (18282 S. Harrell's Ferry Rd)** Existing building to be used as a reception hall, on property located south side of South Harrell's Ferry Road, east of O'Neal Line on Lot E-1-B-1-A of the C.F Sartwell Tract. Section 45, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
- 18. CUP-4-19 Corban Early Childhood Center (18151 Hoo Shoo Too Road)** Proposed childhood center, on property located north side of Hoo Shoo Too Road, west of Elliot Road, on Lot A-4-A-1 of the D. J. Richardson Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN